066.A	0005	0010.2	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	585,700 / 585,700
					USE VALUE:	585,700 / 585,700
					ASSESSED:	585,700 / 585,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		VICTORIA RD, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1:	POLONETSKY CORY Y & ANDREA L
Owner 2:	
Owner 3:	
Street 1:	69 MONTROSE AVE
Street 2:	
Twn/City:	PORTLAND
St/Prov:	ME Cntry: Own Occ: N
Postal:	04103 Type:

PREVIOUS OWNER

Owner 1:	POLONETSKY CORY Y -
Owner 2:	-
Street 1:	10 VICTORIA ROAD UNIT 2
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1928, having primarily Wood Shingle Exterior and 1941 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	582,500	3,200		585,700
Total Card	0.000	582,500	3,200		585,700
Total Parcel	0.000	582,500	3,200		585,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 301.75 /Parcel: 301.75

Legal Description

User Acct 281287

GIS Ref

GIS Ref

Insp Date 07/24/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 066.A-0005-0010.2

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	582,500	3200	.		585,700		Year end	12/23/2021
2021	102	FV	564,900	3200	.		568,100		Year End Roll	12/10/2020
2020	102	FV	556,200	3200	.		559,400	559,400	Year End Roll	12/18/2019
2019	102	FV	518,600	3200	.		521,800	521,800	Year End Roll	1/3/2019
2018	102	FV	457,600	3200	.		460,800	460,800	Year End Roll	12/20/2017
2017	102	FV	416,400	3200	.		419,600	419,600	Year End Roll	1/3/2017
2016	102	FV	416,400	3200	.		419,600	419,600	Year End	1/4/2016
2015	102	FV	384,100	3200	.		387,300	387,300	Year End Roll	12/11/2014

!15444!

PRINT

Date	Time
12/30/21	20:46:12

LAST REV

Date	Time
11/04/19	14:38:08
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15444

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
POLONETSKY CORY	61820-116		5/17/2013	Convenience	1	No	No		
SILVA LOUIS A/L	47908-52		7/31/2006		370,000	No	No		
SILVA LOUIS A/L	47183-173		3/29/2006		1	No	No		

USER DEFINED

Prior Id # 1:	42493
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/4/2019	Mail Update	JO	Jenny O
7/24/2018	Measured	DGM	D Mann
4/26/2007	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7863													G8	1.		

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CND	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G8	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	50.000000000
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			31 %

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.19095826
Const Adj.:	0.99980003
Adj $ / SQ:	363.170
Other Features:	62500
Grade Factor:	1.00
NBHD Inf:	1.10000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	844154
Depreciation:	261688
Depreciated Total:	582466

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7			BRs: 2				Baths: 1		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	
Totals			
1	7	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	399.49
Special Features:	0	Val/Su Net:	300.10
Final Total:	582500	Val/Su SzAd	300.10

SKETCH

UnSketched SubAreas:
GLA: 1941,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,941	363.170	704,912

Net Sketched Area: 1,941 | Total: 704,912

Size Ad 1941 | Gross Area 1941 | FinArea 1941

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 066.A-0005-0010.2

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	9X21	A	AV	1928	28.23	T	40	102			3,200			3,200

More: N | Total Yard Items: 3,200 | Total Special Featues: | Total: 3,200